



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2024

Re: Mataora Subdivision, Plat 4 – Final Plat (Case #84-2024)

Executive Summary

Approval of this request would result the in creation of a 12-lot final plat of R-2 (Two-Family Dwelling) zoned property that will be known as “Mataora Subdivision Plat 4”. The proposed plat is substantially compliant with the November 2023 approved preliminary plat. The 3.01-acre site is located northwest of the intersection of Ria Street and Ballenger Lane north of City Fire Station #5. The final plat is a replat of 4 lots from Mataora Subdivision Plat 2 and Lot 2A of Columbia Fire Station #5, Plat 2.

Discussion

Brush & Associates (agent), on behalf of Zafar Ahmad (owner), is seeking approval of a 12-lot final plat of R-2 (Two-family Dwelling) zoned property, to be known as “*Mataora Subdivision Plat 4*”. The proposed final plat is substantially compliant with the approved preliminary plat of “*Mataora Subdivision Plat 4*” and constitutes a replat of the four (4) lots shown on the Mataora Subdivision Plat 2 north of Ria Street and Lot 2A of the Columbia Fire Station #5, Plat 2. Eleven of the proposed 12 lots are intended to accommodate residential dwellings and one lot has been identified as a common lot. Given the site’s R-2 zoning and proposed lot sizes, future development may potentially include either single- or two-family dwellings.

Development to the west and south of the subject site is predominantly two-family. The proposed development will extend Nick Court, shown as Nick Street, to Ballenger Lane. Given Nick Court will be extended and no longer classified as a ‘court’, the applicant has requested a street name change (Case # 114-2024) that will be considered by Council during its May 20, 2024 meeting as both a “public hearing” and regular agenda business item. Approval of the street name change, while consistent with street naming and numbering conventions utilized by Boone County Joint Communications and the City’s GIS Department, is at the discretion of the City Council. Should the name change not be approved the proposed street shown as Nick Street would only apply to the portion contained within the proposed Mataora Subdivision Plat 4.

The Boone County street name and address standards define “court,” in the context of roads, as “a uniquely named dead-end road with no other roads intersecting the main road and terminates in a permanent cul-de-sac.” If the existing roadway is to be extended per the approved preliminary plat, it will no longer meets the definition of “court”; therefore, it best practice to renamed the roadway prior to approval of a final plat to avoid future emergency response confusion.



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The public hearing appearing on the Council May 20 agenda relating to the street name change was required given the proposed street renaming was not supported unanimously by all abutting property owners to the Nick Court. Per sec. 24-15 of the City Code a public hearing is required of both the Planning Commission and Council when 100% support of a requested name change is not received.

The Planning and Zoning Commission heard the street name change request on April 4, 2024, and made a motion to recommend its approval by a vote of 5-3. During the public hearing, the Commission received testimony from several residents along Nick Court expressing concern about the extension of the street. Concerns expressed by residents ranged from stormwater impacts to increased traffic to public safety. The applicant's agent/design engineer was available during the hearing to answer Commissioner questions relating to the concerns expressed.

Following their recommended approval of the street name change, the Planning Commission made three separate unanimous recommendations for Council's consideration with respect to subject final plat for Mataora Subdivision Plat 4:

1. Remove the case from the Council's "consent" agenda to allow for additional public comments; and
2. Condition approval of the final plat such that there be an examination of the lighting required along the total street length and require installation of compliant residential street lighting along Nick Street from McKee Street to Ballenger Lane; and
3. Condition approval of the final plat such that installation of traffic-calming measures along the length of Nick Street from McKee Street to Ballenger Lane occur.

It should be noted that this matter has been placed on the Council's "Old Business" section of the agenda allowing for additional public testimony prior to a final vote. Additionally, it should be noted the applicant's agent/design engineer has communicated with the City's Utilities Department and verified that street lighting along Nick Street will conform to the existing spacing which is less than current policy, meaning more light fixtures will be required.

Finally, with respect to the last item unanimously supported by the Commission for traffic calming, the City has an established policy and thresholds related to installation of traffic calming devices upon existing streets. Given the "full" street in question is not existing and no "baseline" data exists to support the desired improvements it may be more appropriate to direct staff to monitor the roadway following its construction. If based on the data collected from monitoring a need arises for traffic calming such improvements could then be proposed in accordance with established City policy.

At the urging of the Planning Commission, the applicant's agent/design engineer met with the primary resident (Ms. Wilson) who expressed concern regarding the extension of Nick Court to Ballenger Lane. As shown in the attached email correspondence, the applicant's agent/design engineer has proposed installing street lights beyond what is required by the City's standards and will seek to obtain approval to use landscape planters to prevent



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parking/loitering around what is currently the cul-de-sac bulb of Nick Court given it will be extended to Ballenger Lane. Additionally, the applicant's agent/design engineer provided clarification regarding the adequacy of the stormwater plans for the development. From the correspondence received it would appear as though Ms. Wilson's concerns have been addressed provided the proposed solutions are implemented.

Extension of sanitary sewer and water to serve the future lots within the development will be required. These services are available and can be extended into the site from the west. There are no known capacity issues associated with the infrastructure serving the site. The proposed plat illustrates the standard 10-foot utility easement along all public right of way and a new 16-foot sanitary sewer easement will be installed between Lots 4-11 allowing access to the city's public sewer system. Furthermore, a 20' drainage easement has been shown along most of the northern edge of the property and a 10' drainage easement is shown within the 10' utility easement that has already been recorded on the western edge of the site. A 16' utility easement is shown running diagonally from the northeast corner of the lot down to the shared lot line of lots 9 and 10. These easements will be dedicated upon recording of the final plat.

Access to lots 1-7 is solely limited to Nick Street, and access to lots 8-11 is limited to Ria street, per notes 4 and 7 on the plat. There will be no direct driveway access to Ballenger Lane as this road is access restricted per the UDC. Nick Street would be an extension of Nick Court constructed and it will be constructed to compliant residential street standards per Appendix A of the UDC.

The proposed development will be required to install public sidewalk along street frontages (new or existing) that abut the property. Pursuant to the sale contract to purchase Lot 2A of Columbia Fire Station #5, the applicant was obligated to install a striped pedestrian crossing west of the intersection of Hector Place and Ria Street in lieu of constructing sidewalk in front of Fire Station #5 on Ria Street. This alternative was required given existing drainage improvements in front of the fire station impeded the applicant's ability to build sidewalk in the standard location. An ADA sidewalk ramp will be constructed, at the developer's cost, while the striping will be done by the City. This improvement will ensure a continuous sidewalk connection along Ria Street abutting the development all the way to Ballenger Lane.

Given this proposed final plat is considered a "replat/resubdivision", it is required to be evaluated according to provision of sec. 29-5.2(d)(4)(i-iii). The criteria for approval of a replat/resubdivision are as follows (staff's analysis for each criterion):

1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public;

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed plat is approved.



2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision;

There are no known capacity-related issues associated with the public infrastructure serving this parcel and existing infrastructure is capable of supporting future redevelopment. Evaluation of stormwater impacts with redevelopment and mitigative measures, if needed, will be addressed at the time of building permit submission. Construction plans for infrastructure installation have been submitted and approved in accordance with established City policies and standards.

3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

The subject site is within an R-2 zoning district. All lots that share a lot line with any lot within this subject site are also zoned R-2. Across Ballenger Lane to the east of the site, there is an M-N zoned lot and two R-1 zoned lots. The proposed lots are consistent in size to the existing lots in the neighboring subdivision and the applicant has indicated the intent to develop the proposed lots in a similar manner. The extension of Nick Court while alleged to be a detriment during the public hearing related to its renaming provides a public benefit by enhancing connectivity in the road network. Furthermore, the applicant's agent/design engineer has since worked with the property owners who expressed concerns about the extension and appears to have a plan by which to address those concern.

The final plat has been found to meet all the standards for the UDC regulations and is recommended for approval.

Locator maps, final plat, application letter, Boone County Zoning Regulations Section 27, and email correspondence relating to the renaming of Nick Court and its extension are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
05/06/24	Set public hearing on street renaming (Res. 90-24)
04/01/24	Vacation of easements – Case #85-2024 (Ord. 025617)
11/20/23	Approval of preliminary plat – Mataora Subdivision Plat 4 (R-173-23)
08/21/23	Approved final plat – Columbia Fire Station # 5, Plat 2 (Ord. 025427)
02/22/22	Approved sale contract between City & Zafar Ahmad (B42-22)
02/04/98	Approved final plat – Mataora Subdivision Plat 2 (Ord. 015496)

Suggested Council Action

Approve the requested final plat to be known as “*Mataora Subdivision Plat 4*”.